

COUNCIL MINUTES
TIGARD CITY COUNCIL MEETING
November 18, 2003

- STUDY SESSION

Called to order at 6:30 p.m. by Council President Dirksen.

Council Present: Mayor Griffith (arrived at 6:42 p.m.); Councilors Dirksen, Moore, Sherwood and Wilson.

- DOWNTOWN TASK FORCE DISCUSSION

Task Force Members Present: Mike Marr, Martha Bishop, Alexander Craghead, Mike Stevenson, and Ken Davison

Council met with members of the Task Force. It is anticipated that a grant in the amount of \$113,000 will be allocated to Tigard from the State for some economic development work in the downtown area. Information reviewed included the downtown redevelopment strategy, vision for the area, revitalization plan (funding, regulation). Councilor Dirksen noted the Task Force is on schedule. He said the grant will provide the opportunity to receive some expert help to determine what needs to be done to make the revitalization plan work.

There was discussion on estimated time that it would take to implement the plan, the need to identify funding options, frustration in the length of time it takes, a request that more staff resources be devoted to the downtown redevelopment work. Some projects will be submitted for review during the upcoming Capital Improvement Program process, which will be submitted to the Downtown Task Force by the Tigard Central Business District Association. There was also discussion on the need to review the Community Development Code to make the downtown redevelopment process more "friendly."

Councilor Dirksen suggested a timeline be prepared for the revitalization process in time for the budget process so a determination can be made as to what resources can be allocated toward this effort. In addition, Councilor Moore suggested, after comments about how other cities have been able to revitalize their downtowns, that the members contact these cities to find out how they were able to finance these improvements.

There was discussion on urban renewal also known as tax increment financing. Urban renewal has been used successfully in other cities for revitalization projects. In Tigard, a Charter provision on urban renewal states that before tax increment financing can be used for Tigard, the proposal must first be approved by Tigard voters. There was discussion on options including whether to ask the voters to repeal the urban renewal section of the Charter or to submit to voters an urban renewal proposal to fund downtown improvements. Several Task Force members said they would like to participate in some training sessions to learn about how urban renewal districts work. These sessions would include the Council and other board or committee members such as the Planning Commission.

One Task Force member commented that a large percentage of the downtown property ownership was absentee.

Councilor Dirksen noted that the level of interest for downtown revitalization among those in the downtown area (business and property owners) needs to be determined and some indication from them of how aggressive the city should be in taking steps to move the revitalization effort forward. City Manager Monahan suggested a survey be included in a future Cityscape issue to determine the support for revitalization efforts.

It was noted that the City recently joined the Regional Economic Development Partners, which could also be used as a resource.

Councilor Wilson suggested the Task Force members reach out to others, outside of individuals located in the downtown, to give and receive information.

➤ CITIZEN INVOLVEMENT – IDEAS FOR FUTURE DIRECTION

Assistant to the City Manager Newton reviewed with Council the highlights of her November 7, 2003, memo regarding Citizen Involvement – Ideas for Future Direction.

Much of the discussion focused on land use issues and how to get information to citizens. Ms. Newton suggested that one approach would be to use cable television and offer some information about land use once a month. Another idea was to have staff members attend the required neighborhood meetings that developers hold when proposing a new development. The developer is encouraged to have these meetings near the affected neighborhood; however it is not requirement and sometimes the meetings are held at City Hall. Councilor Wilson suggested that staff offer to meet with citizens (without the

developer present). The staff could provide citizens with information about the development and explain the Code requirements.

Councilor Wilson commented that he liked the staff recommendation that communication plans be prepared for all major City programs and submitted with department budget requests.

City Manager Monahan said that this item could be discussed more next week at the Council workshop meeting.

(Additional Study Session Items were discussed after the Council Business meeting.)

- EXECUTIVE SESSION: Not held.

1. BUSINESS MEETING

- 1.1 Call to Order - City Council & Local Contract Review Board

- 1.2 Roll Call

- 1.3 Pledge of Allegiance – The Color Guard from Tigard American Legion Post #158 presented the colors at the beginning of the City Council meeting as part of the official completion of the City of Tigard participation in the Department of Defense commemoration of the 50th anniversary of the Korean War. The Tigard American Legion Post #158 and the City of Tigard were designated as commemorative communities and worked in partnership to accomplish the goals of the commemorative project, which included educating the public, honoring the men and women who served and honoring the sacrifices of the families they left behind.

- 1.4 Council Communications & Liaison Reports: None

- 1.5 Call to Council and Staff for Non-Agenda Items: None

2. VISITOR'S AGENDA

- Hayden Haberle read a short statement noting his concerns about the possible annexation of the Bull Mountain area citing questions about the benefits that would be received and noting the increased cost would mean hardship for his family. A public hearing on this matter is scheduled for December 2, 2003.

3. CONSENT AGENDA: Motion by councilor Sherwood, seconded by Councilor Dirksen, to approve the Consent Agenda as follows:

- 3.1 Authorize the Chief of Police to Enter into a Cooperation Agreement with the Regional Organized Crime Narcotics Agency

3.2 Local Contract Review Board:

- a. Award the Gate Access Control Contract to ADT Security Services

The motion was approved by a unanimous vote of Council present:

Mayor Griffith	--	Yes
Councilor Dirksen	--	Yes
Councilor Moore	--	Yes
Councilor Sherwood	--	Yes
Councilor Wilson	--	Yes

4. DISCUSSION WITH STATE SENATOR GINNY BURDICK AND STATE REPRESENTATIVE MAX WILLIAMS

Mayor Griffith congratulated Representative Williams on his recent award from the League of Oregon Cities who honored him as one of the "friends of cities."

Discussion with the legislators focused on the activities of the last legislative session, which was the longest session in the state's history. Issues reviewed included PERS reform, transportation planning/financing, balancing the budget, along with a number of smaller issues. Senator Burdick will now chair the Senate Judiciary Committee. Representative Williams noted the lack of certainty about the budget because of the referendum effort underway for voters to decide on the tax issue. He noted he was less concerned about the next 18 months than he was for the need to implement plans now that will provide a course for the next 18 years. He commented that for too long the state has been in crises management mode. Representative Williams is serving on a committee which is reviewing the tax system for the state of Oregon.

In response to a comment from Councilor Sherwood, Senator Burdick and Representative Williams both indicated that they were surprised when the state management received a \$350 bonus. Representative Williams said he was told there was an effort to unionize some of the management employees, which may have been behind the decision to offer the bonus.

Now that the legislature is out of session, Senator Burdick and Representative Williams will meet with the Council on a quarterly basis, rather than monthly. They will attend the last meeting in February 2004.

5. RECOGNIZE COMPLETION OF THE THREE-YEAR COMMEMORATION OF THE 50TH ANNIVERSARY OF THE KOREAN WAR

City Manager Monahan presented this agenda item. In June 2002 the US Department of Defense designated the City of Tigard as a commemorative community to participate in a three-year project commemorating the 50th anniversary of the Korean War.

City Manager and the Mayor presented several people with certificates of appreciation for their work on the three-year program and the highlights of the activities since 2000 were reviewed. A 15-minute video featuring Korean War veterans from Tigard relaying their experiences was shown to the Council and audience. Patsy Nestor of American Legion Post #158 thanked the Tigard City Council for its assistance and she also acknowledged the efforts of Volunteer Coordinator Susan Koepping.

Council approved Resolution No. 03-62, which officially completed the three-year commemoration of the 50th Anniversary of the Korean War and thanked all who participated.

Mayor Griffith read a proclamation noting that the citizens of Tigard recognize and express their appreciation of all who served in the Korean War and acknowledge the sacrifices made by their families, and urges the people of Tigard to always remember and honor the men and women who served in the Korean War.

6. PUBLIC HEARING (LEGISLATIVE) TO CONSIDER AN ORDINANCE ESTABLISHING AND IMPOSING A STREET MAINTENANCE FEE, AND DECLARING AN EMERGENCY

- a. The Mayor opened the public hearing.
- b. City Engineer Duenas presented the staff report, which is on file with the City Recorder. Mr. Duenas reviewed the proposed ordinance, which had been reviewed by the City Council previously and the redrafted ordinance. Key concepts of the ordinance, including the appeal process are listed in the PowerPoint presentation slides, which are on file with the City Recorder.
- c. Public Testimony:
 - Joe Gilliam of the Oregon Grocery Association, 30300 SW Parkway, Wilsonville, Oregon, spoke in support of the street maintenance fee as proposed. He noted one concern in wording on Page 3 of the

ordinance, which the Council later amended so that the second sentence of Section (10) on Page 3 ended with the words "to match existing grade."

- Mr. John Frewing, 7110 SW Lola Lane, Tigard, Oregon, testified against the proposed ordinance saying that the original street maintenance fee proposal included funding for maintenance of streetlights, sidewalks, and rights-of-way. He referred to the Comprehensive Plan, which stated that the City is charged with providing a balanced transportation plan.

Mayor Griffith noted that the original proposal's "price tag was too high." At this point the City is only considering street maintenance, but will reevaluate at a later time how to address the maintenance for streetlights, sidewalks, and rights-of-way. Councilor Dirsken added that during the citizen input process, it appeared that there was insufficient support for anything other than the street maintenance portion.

Mr. Frewing reiterated that he thought this matter should be approached in a balanced way.

Councilor Sherwood noted that it was her understanding that the street maintenance fee needs to address road maintenance only.

- Mr. Gene McAdams, 13420 SW Brittany Drive, Tigard, Oregon, testified with concerns about the street maintenance fee as proposed. He said he was concerned about how, over time, the proportionality of what is paid by businesses and what is paid by residents would be skewed so that residents would end up paying the majority of the total collected. He also spoke in support of adding the streetlights, sidewalks and traffic signals.
 - Andrew Spiak testified against the fee noting he disagreed with the way that the City is managing some construction projects affecting McDonald Street and O'Mara Street.
- d. City Engineer Duenas recommended the ordinance be adopted with the changes noted during the hearing. Mr. Duenas outlined the timing for review of the street maintenance fee ordinance after the first year it is in effect and then again in three years. The appeal committee process was referenced.
- e. Mayor Griffith closed the public hearing.

f. Council consideration:

Motion by Councilor Dirksen, seconded by Councilor Sherwood, to adopt Ordinance No. 03-10:

ORDINANCE NO. 03-10 -- AN ORDINANCE ESTABLISHING AND IMPOSING A STREET MAINTENANCE FEE, PROVIDING FOR COLLECTION OF THE STREET MAINTENANCE FEE, LIMITING FEE PROCEEDS TO STREET MAINTENANCE AND AMENDING THE TIGARD MUNICIPAL CODE BY ADDING A NEW CHAPTER 15.20, AND DECLARING AN EMERGENCY

The motion was approved by a unanimous vote of Council present:

Mayor Griffith	--	Yes
Councilor Dirksen	--	Yes
Councilor Moore	--	Yes
Councilor Sherwood	--	Yes
Councilor Wilson	--	Yes

7. UPDATE ON BRIDGEPORT VILLAGE

Mr. Bruce Wood of OPUS NW provided a project review and status report on this development. He reviewed the some of the stores that may be located at this center including Crate and Barrel, Regal Cinemas, Wild Oats, Coldwater Creek, Talbots, Macaroni Grill and a number of other restaurants. \$7.5 million of transportation improvements to adjacent streets will be made. Groundbreaking for the project is scheduled for December 1.

8. MEETING WITH METRO AUDITOR ALEXIS DOW

Metro Auditor Alexis Dow discussed with Council some ideas for performance/financial review and audits at Metro. Ms. Dow said she not only does financial audits, but also audits performance. Items discussed included having Metro be more involved with citizens who have concerns about some of Metro's land use decisions. In addition, the Council requested better communication about pending Metro decisions before the decision is made. The "partnership" role between cities and Metro should be developed. It was noted that more greenspace dollars were spent elsewhere in the region than in the western portion. Mayor Griffith noted his desire to have Metro complete projects they've started before starting new ones and referred to the Regional Town Centers. He said the Washington Square Regional

Center Plan is done, but there is no funding allocated to implement elements of the plan.

9. DISCUSSION ON WASHINGTON COUNTY MAY 2004 LIBRARY LEVY

Council met with WCCLS Advisory Board Member Harry Bodine. Mr. Bodine introduced Pat Biggs who accompanied him. Ms. Biggs is a former member of the Tigard-Tualatin School Board and is now the President of the Board of Directors of People for Libraries. Mr. Bodine urged the Council members to lend active support to the May 2004 Library Levy. A copy of the highlights of Mr. Bodine's presentation is on file with the City Recorder.

10. COUNCIL LIAISON REPORTS: None


11. NON AGENDA ITEMS: None

12. EXECUTIVE SESSION: Not held.

The following Study Session items were discussed after the business meeting:

- BULL MOUNTAIN ANNEXATION PLAN – A brief discussion was held on the Community meeting (November 19, 6:30-8:30 p.m., Twality Middle School).
- All five Council members indicated they would be at the December 3, TFFV&R Lunch.

13. ADJOURNMENT: 10:50 p.m.


Catherine Wheatley, City Recorder

Attest:


Mayor, City of Tigard

Date: 1.13.04